

OFFICE USE ONLY		
Date Received:		File No:
Receipt #		Total Application Fee Received:
Roll Number:		Pre-Submission Consultation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Completeness of the Application:**

This application form sets out the information that must be provided by the applicant, as prescribed in the various Ontario Regulations made under the Planning Act.

**What is required to submit a minor variance application?**

There are several application specific requirements, as listed below, which apply to certain applications. Note: There could be additional requirements in the form of studies, reports, plans, verification, etc. as conditions of final approval.

Application Specific	Requirements - Checklist
All minor variance applications	<ul style="list-style-type: none"> <li>■ <b>Pre-submission consultation is strongly recommended.</b></li> <li>■ Drawing – see instructions in Appendix ‘A’</li> <li>■ Completed application form</li> <li>■ Commissioners stamp/signature</li> <li>■ Application fee – see calculation instructions below</li> </ul>

**Submission of Application**

Applications made be mailed to, or dropped off at West Grey Municipal Office, 402819 Grey Road 4, Durham, ON N0G 1R0 and/or e-mailed as an adobe PDF document to [notice@westgrey.com](mailto:notice@westgrey.com). Applications will not be reviewed/processed until the application fee is received.

**Application Fee**

The application fee is to be submitted at the time of submission. Application fees may be paid by cheque (made out to the Municipality of West Grey (Municipality), money order, or cash. Interac/debit payment may be made at the West Grey Municipal Office. Online payment is not available.

Type of Application	Fee	Subtotal
a) Minor Variance Application	\$1,400.00	1400
<b>Additional Required Application Fees</b>		
e) Grey County Planning Fee (\$400.00 Flat Fee for 1 <sup>st</sup> Application plus \$50.00 for each related application.)	\$400.00 + _____	50
f) Saugeen Valley Conservation Authority Planning Fee (\$190 Flat Fee for 1 <sup>st</sup> Application plus 50% of \$190 for each related application.)	\$190.00 + <span style="border: 1px solid red; padding: 2px;">As per Updated Fee schedule</span>	200
<b>Total Application Fee:</b>		<b>1650</b>

Please ensure to complete this application in its entirety and submit any additional information that may have been identified as required through the Pre-Submission Consultation process.

1. Owner/applicant	
Name	K&B McCallum Ltd
Mailing address	43479 Blyth Road
Telephone no.	519-955-1588
Email address	chadmccallum79@gmail.com

2. Agent (if applicable)	
<b>All correspondence, notices, etc., with respect to this application, will only be directed to the owners/applicant's agent. Where no agent is identified notices etc., will be directed to the owner/applicant.</b>	
Name	Blake Tonic (PlanForge Project Solutions)
Mailing address	45 Main St, Markdale
Telephone no.	289-772-6988
Email address	blake@planforge.ca

3. Solicitor (if applicable)	
Name	
Mailing address	
Telephone no.	
Email address	

4. Subject Lands	
Former township/town	Glenelg
Legal description	CON 14 LOT 17
Civic address	544267 Bell's Lake Road
Assessment roll number	420522000314900

5. Pre-submission/consultation		
Have you completed pre-submission consultation with the Municipality?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

6. Nature and extent of the relief from the zoning bylaw (what is being varied)	
<b>Describe the nature and extent of the relief being applied for?</b> Example: reduce front yard, minimum from x metres to x metres to allow addition to dwelling/permit a new garage in the front yard/permit an accessory building of x square metres whereas x square metres is permitted by the bylaw. See attached report	
<b>Indicate why the proposed use cannot comply with the requirements of the zoning bylaw.</b> Complies with the Reduced Lot Regulations of Section 9 of the Bylaw.	

7. Planning background	
<b>What is the current West Grey zoning</b> (see <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )	A2
<b>What is the current West Grey Official Plan designation</b> (see <a href="https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf">https://www.westgrey.com/en/invest/resources/West-Grey-Official-Plan-2012.pdf</a> )	N/A
<b>What is the County of Grey Official Plan designation</b>	Rural and Hazard

(see <a href="https://www.grey.ca/government/land-use-planning">https://www.grey.ca/government/land-use-planning</a> )			
Describe how the application conforms with the policies of the West Grey and/or County of Grey Official Plan(s) noted above:		See attached report	
Describe the surrounding land uses:		Non-Farm sized rural lots, farm-sized rural & NE	
What is the current use of the subject lands?		Agricultural and residential	
<b>Are there any existing buildings or structures on the subject lands?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes Existing buildings and structures need to be shown on the <b>drawing</b> (see Appendix A). Provide the following:			
	<b>Existing Building No. 1</b>	<b>Existing Building No. 2</b>	<b>Existing Building No. 3</b>
Currently used for	Residential Dwelling	Garage	
Year Built	Circa 1975	Circa 1975	
<b>Are there any new buildings or structures proposed to be built?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If <b>yes</b> new buildings and structures need to be shown on the <b>drawing</b> (see Appendix A). Provide the following:			
	<b>New Building No. 1</b>	<b>New Building No. 2</b>	<b>New Building No. 3</b>
Proposed Use			
<b>Access</b>		<b>Water Service</b>	
Provincial Highway <input type="checkbox"/> Municipal Road (All Season) <input checked="" type="checkbox"/> County Road <input type="checkbox"/> Right-of-Way <input type="checkbox"/>		Municipal Service <input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Communal Well <input type="checkbox"/> Other: _____	
<b>Sewage Service</b>		<b>Storm Drainage</b>	
Municipal Service <input type="checkbox"/> Private Septic <input checked="" type="checkbox"/> Communal Septic <input type="checkbox"/> Privy/Outhouse <input type="checkbox"/> Other: _____		Municipal Storm Sewers <input type="checkbox"/> Ditches/Swales <input checked="" type="checkbox"/> Other: _____	

<b>8. Other</b> <b>Are the lands the subject of any other application under the <i>Planning Act</i>, such as an application for a County of Grey official plan amendment, an application for minor variance, an application for an approval of a plan of subdivision or consent or a minister's zoning order?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes provide the following: <span style="border: 1px solid red; padding: 2px;">Submitted concurrently</span> File No.: _____ Status: _____
<b>Saugeen, Grey Sauble Northern Bruce Peninsula Source Protection Plan</b> Is the subject land within a Wellhead Protection Area (WHPA)? (see <a href="https://home.waterprotection.ca/">https://home.waterprotection.ca/</a> ) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, identify the WHPA: If <b>yes</b> do you have an approved Risk Management Plan (RMP) and/or a Section Fifty Nine (59) Notice to Proceed from the Risk Management Official (RMO)? Please attach.
<b>Are there any registered easements/right-of-way or restrictive covenants on the lot?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If <b>yes</b> describe each easement or restrictive covenant and its effect: *If <b>yes</b> your drawing must include the location of the easement/right-of-way

**Authorization for agent to act for owner**

I/we Chad McCallum am/are the registered owner(s) of the land that is the subject of this application for consent. I/we authorize Chad McCallum to make this application on my/our behalf.

This authorization also allows the agent to appear at any hearing(s) of the application and provide any information or material required by the Committee of Adjustment (Committee) relevant to the application on my/our behalf.

[Signature] 3/21/2026  
Signature of owner/owners Date  
[Signature] 3/21/2026  
Signature of witness Date  
Name of witness: S-BLAKE TONIC

**Affidavit or sworn declaration for the prescribed information**

I/we S-BLAKE TONIC solemnly declare that all statements contained in this application and supporting documentation are true and complete. I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

Declared before me at WEST GREY in the Municipality of West Grey this 25 day of MARCH 2026.

[Signature] 25/03/2026  
Signature of Owner/Owners or Agent Date  
[Signature] 25/03/2026  
Signature of Commissioner Date  
Jamie Eckenswiler, Clerk  
The Corporation of  
The Municipality of West Grey  
A Commissioner, etc.

**Owner/applicant's consent declaration**

In submitting this application, I/we Chad the owner/applicant hereby:

- a) apply to the Committee for the Municipality for Consent, as described in this application; and
- b) agree and enclose the application fees as calculated; and
- c) understand application fees are non-refundable and that no assurance is given that the payment of the application fee will result in approval of the application; and
- d) agree that the cost of any professional peer review of the application deemed to be required by the Municipality or Committee in order to proceed with the application is the responsibility of owner/applicant and that a peer review deposit may be required prior to the processing of the application; and
- e) authorize the members of the Committee, members of the staff of the Municipality and designated consultants to enter onto the above-noted property for the limited purposes of evaluating the merits of this application over the time this application is under consideration by the Municipality; and
- f) acknowledge that in accordance with the provisions of the Planning Act, it is the policy of the Municipality to provide the public access to all development applications and supporting documentation and hereby provide my/our consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors will be part of the public record and will also be available to the general public; and
- g) agree/acknowledge that I/we are responsible for ensuring that a 'Notice of Application' sign, as provided by the Municipality, is posted on the lands at the intersection of a driveway and a public road. Where there is no existing driveway, the sign shall be erected in the middle of the lot along a public road. And further, agree to not remove the sign until the day after a public meeting.

[Signature] 3/21/2026  
Signature of Owner/Owners Date

# PROPOSED SEVERANCE SKETCH

## 544267 BELL'S LAKE ROAD

### For Submission to Committee of Adjustment

**LEGAL DESCRIPTION**  
 County of Grey  
 Township of West Grey  
 GLENELG  
 Concession 14, Lot 16



SITE STATS	METRIC	IMPERIAL
Gross Area (Approx.)	38.68 Ha	95.6 Ac
Retained	35.53 Ha	87.8 Ac
Severed Lot 1	1.16 Ha	2.9 Ac
Severed Lot 2	1.07 Ha	2.6 Ac
Severed Lot 3	0.92 Ha	2.3 Ac
Maximum Lots Permitted	4	4
Lots Proposed	4	4

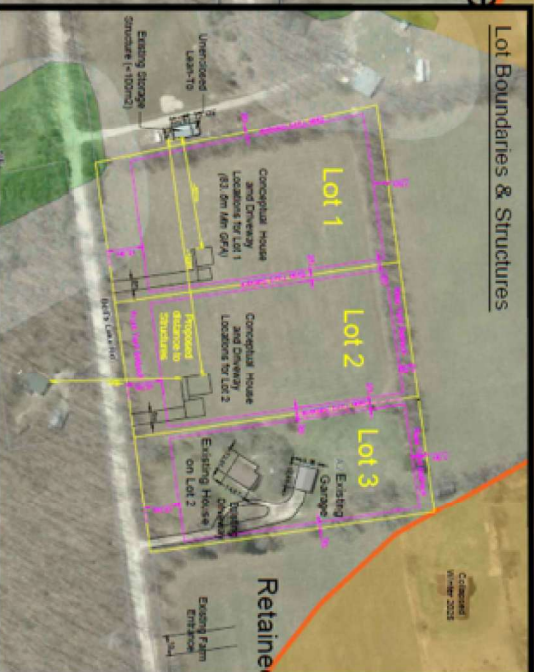
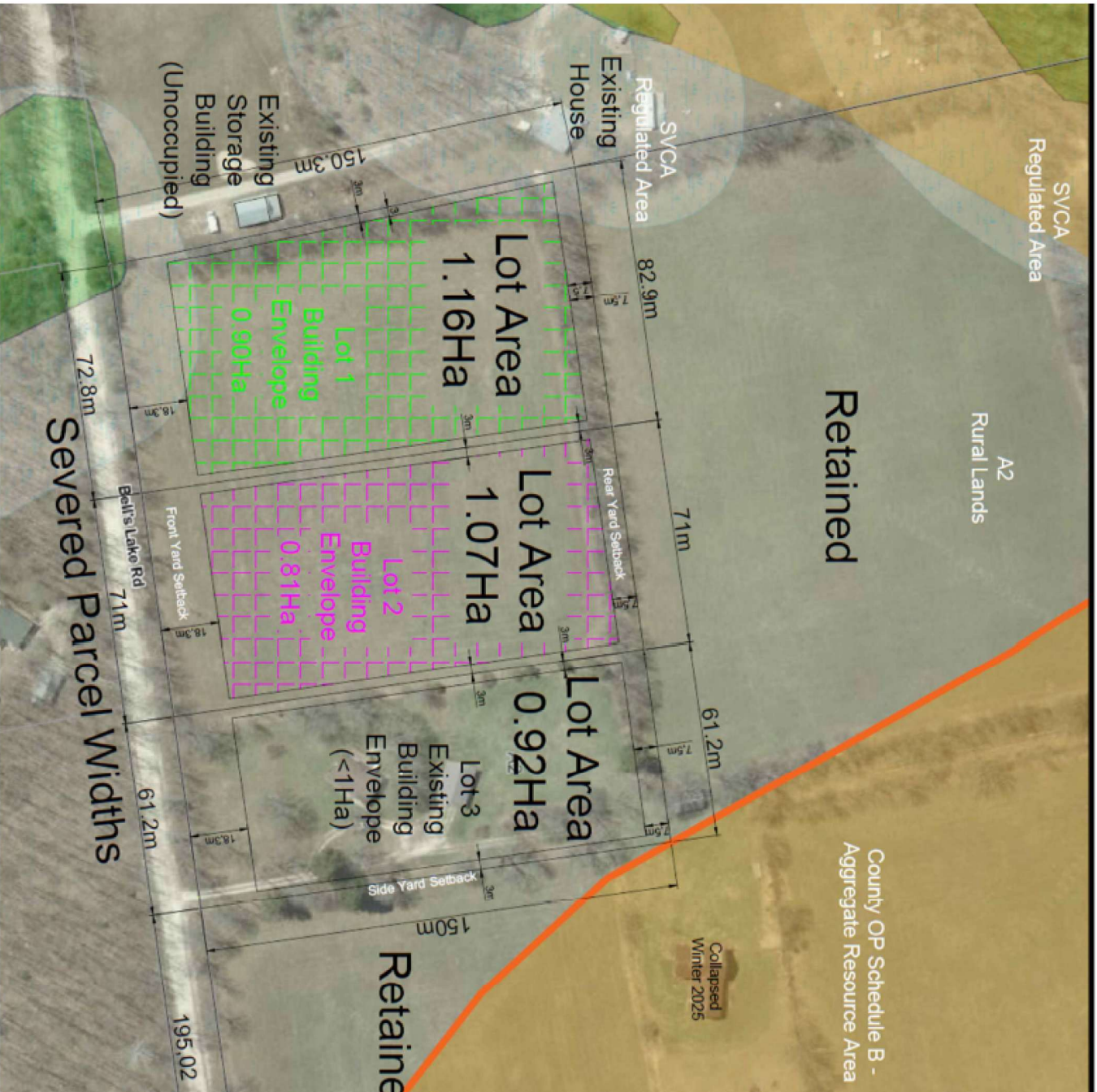
**Table 9: Permitted Rural Severances based on Original Township Lot Size**

Original Township Lot Size (in hectares)	Number of Severances Permitted	Total Lots Permitted Including the Severed and the Retained
20	1	2
40	3	4
60	4	5
80	5	6

Curbing of Rural non-farm sized lots is encouraged subject to meeting the Rural lot density provisions in Table 9 as well as satisfying the development policies in Section 5.4.2.

The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot. Historic churches, schools, or assembly halls that are now used for residential or commercial purposes, shall be counted in the lot density calculation.

**Appendix D - DRAFT 2025 Guidelines 2020**



**400.000 Standards for Severed/Retained Areas**

Design controls for an MDS 1 subdivision shall include all unsevered remnant areas on a lot in accordance with this subdivision Ordinance.

First and foremost, the number of remnant or the area of remnant housing of unsevered remnant areas should be based on a retention ratio of 90% (90% of the original lot area) and the remaining area should be used for other purposes.

Retention ratio shall be calculated as follows:  $\text{Retention Ratio} = \frac{\text{Area of Remnant Housing}}{\text{Original Lot Area}}$

Retention ratio shall be based on the area of the original lot and shall not be based on the area of the lot after the severance.

Retention ratio shall be based on the area of the original lot and shall not be based on the area of the lot after the severance.

Retention ratio shall be based on the area of the original lot and shall not be based on the area of the lot after the severance.